



SPECIFICATIONS

New 42 degree duo Pitched Roof

Provide concrete ridge tiles colour and texture to match the new roof tiles and of the approved type

Reinforced concrete gable end walls, comprising of concrete inferring gable ends 40mm x 230mm masonry modern style smooth texture and colour of the approved type laid in even courses to the recommended gauge 348mm width, with a lap top 76mm ,mechanically fixed to the manufactures requirements

On 50mm x 25mm saw timber battens at the 345mm max centres nailed over breathable vyty roofing felt to be BS1581/2014

on standard gauge nailed roof truss s's at 600mm c/cs to be S2680

Trusses bracing in accordance to BS5896 part 1 Truss clipped to the rafters and supported by the rafters

provide 100mm rigid insulation to the roof 100mm thick between the rafters and 50mm RIGI insulated plaster board fixed to the under side of the trusses. In view of BS2680 provide 40mm rigid insulation to the rafters

Provide anchor straps attached to the trusses at ceiling and rafter level and hooked over the new wall plates

Secondary walls at 600mm c/cs to be 100mm

Strengthen up the truss bottom chord to allow for support of the existing timber ceiling structure

provide ladder beams to be fixed to the bottom of the roof trusses with mesh hangers at 600mm centres over the bottom truss cord, prior to the removal of the top members of the existing A frame

VERGE

provide a ladder beam support, studs at 600mm c/cs

provide a pvc proprietary verge system projecting to match the existing roof

suslupa boarded under ealoking to underside of the roof

cement mortar pointing as work proceeds

new 100mm pvc guttering and 60mm diam rwp's to match the existing and in accordance with bs4578 part 1 supported on rise and fall gutter brackets fixed to the new fascia

EXTERNAL GABLE WALLS at eaves
 provide 100mm facing bricks to the outer skin, brickwork to match the existing and to be of the approved type both in colour and texture laid in stretcher bond coursing built up to four courses with a 50mm cavity between 100mm wide timber wall plate inner skin (refer to detail)
 provide 50mm dryver insulation to the cavity
 provide viscousen dpc and high performance dpc cavity trays where shown
 provide Ancon steel STFE wall tie type 5 to be S265-8
 provide 100mm thermoblock bond break to the outer skin at a 50mm cavity to match the existing
 Cavity to be closed at eaves with a dpc insulated cavity closure
 Wall finish internally to be dry lined with a vapour barrier 12.5 mm plasterboard and dab adhesive finish plaster board skin finish in value 3,9m2

INTERNAL GABLE WALLS to be built up to new roof line
 provide 100mm facing bricks to the rear outer skin, brickwork to match the existing and to be of the approved type both in colour and texture laid in stretcher bond coursing
 100mm thermoblock to the front outer skin with a 50mm cavity to match the existing
 provide 100mm thermoblock bond break to the outer skin at a 50mm cavity to match the existing
 with a 50mm cavity between 100mm 7mm/m2 concrete block work inner skin (thermoblock blocks) with a lambda value of 0.19
 provide 50mm dryver insulation to the cavity
 provide viscousen dpc and high performance dpc cavity trays where shown
 provide stainless steel wall ties with plastic restrainers at 900mm c/s horizontal and 450mm vertical with asterisk bar end openings complying with BS EN10262-2
 Cavity to be closed at eaves window and door openings with a dpc insulated cavity closure
 Wall finish internally to be dry lined with a vapour barrier 12.5 mm plasterboard and dab adhesive finish plaster board skin finish in value 3,9m2.

INTERNAL WALLS

100mm50mm timber stud partition, studs at 400mm centres. Top and bottom plates with nogginls between and to be staggered, plaster board and skim finish stud walls to be filled with 100mm rockwool insulation between studs. Provide 12.5mm plaster board on both sides of finish, allow for plywood treatment to accommodate for shower room fitting skirting to visible area

EXTERNAL WINDOWS

New uPVC casement window made from standard sections, relating to receive 100mm x glass double glazed unit. Glazing allow to be toughened, glazing to comply with part n of the building regulations

double glazing unit comprising of 2no 4mm glass panes 20mm void filled with argon gas, double seal unit U value 1.8 W/m²K

means of escape 450mm wide min x 450mm height min where required, with an max height of 1100mm toughened glass provided where glazing is less than 800mm above finished floor level

Provide window boards external clid, extra cluders linings

Window and door schedule

proposed bedroom 1 1100mm wide x 1050mm height x 600 mm above finished floor provide with a dummy millum 100mm x glass double glazed unit, provide 1050mm height x 600 mm above finished floor level provide with a dummy millum 100mm x glass double glazed glass roof lights in positions shown 600mm x 1000mm include for lead flashing around

Provide new lintels over the new external wall window openings

lintels to be combined cavity tie mechanical chd and steel lintel. Lintels to be insulated Uvalue 0.35w/m²c, use castnic type hd lintels or similar

Approved type 100mm 80mm cavity wall, provide stop ends and cavity wall weep holes for drainage

proposed bedroom 2 window

lintel 1400mm length
lintel 1400mm length

first floors
provide 25mm water proof 1 and 6 floor boarding on roo truss timber floor joists at 600mm centres
provide 100mm rock wool insulation between joists
provide herring bone strutting to centre of timber joists
provide 100mm insulation between joists at centres, for lateral restraint fixed to 3 no joists and fixed to the masonry walls
provide double truss's under eave partitions and provide double truss's to each side of the stairs to support timber trimmers forming stair walls
provide truss's around the existing chimney and provide timber trimmers to the chimney to support the middle floor joists at 1000mm spacing between the chimney and the roof
when forming the stairs wall cut existing timber beams and provide timber support cut back existing timber ceiling joists and timber truss ends

Drainage above ground Waste pipes above ground to be in accordance with part H of the building regulations and to BS 454.
Provide 75mm deep sealed traps
32 mm diameter waste pipes to the hand basin and a 40mm diameter shower waste pipe discharging into existing soil stack collar boss
New wc trap connection discharging into a existing 100mm branch drain via the existing soil and vent stack and boss connection position shown .

Ventilation
provide rapid ventilation to all habitable rooms 1/20 th of the floor area
Provide 10000mm/sq trickle vents to the new habitable rooms bedroom windows
Light emittance to all habitable rooms 1/10 of the floor area
Provide humidity sensitive ceiling mounted mechanical extractor fans bathroom 15 lit/sec operated via a foot switch and a door switch
ductured to the outside via a roof ventilator tile

FIRE PROTECTION
Every cavity barrier should be constructed to give at least 1/2hr fire resistance which is to be provided in all cavities

Smoke detectors to be Grade A Category L3D located in all circulation spaces that form part of escape routes in accordance with BS 5839-6:2004 and to comply with BS 5446-1:2000.

Smoke detectors to be located in kitchens and to be linked to smoke detectors and to conform to BS 5446-2:2003. Smoke detector to be mains operated with a standby power supply.

For escape spaces of flame, walls and ceilings in circulation spaces and in areas of class 'U'.
All other areas to achieve class '1'. Surface spread of flame to conform to BS 476-7:1997 (s).

STAIRCASE AND BALUSTRADING

Main Staircase - Ground to First Floor: Timber
Floor to Floor height: 2880mm (Site dimension)
1st riser @ 192mm followed by 14 equal risers at 192mm and Goings of 220mm
Staircase ratio: 2R + G = 604mm. Pitch: 42° max

Generally
Landings to have a width and length at least equal to the smallest width of the staircase. Where open Risers are used, gaps should not exceed 100mm in accordance with Para 1.9 Part K and Treads must overlap each other by at least 16mm. HW Handrail to be provided 900mm above pitch line and 1100mm above internal landing. Guarding to stairwell shall be unclimbable and have no openings exceeding 100mm in accordance with Part K1. Minimum headroom from pitch line to be 2000mm taken vertically and 1500mm taken at right angles.

hot and cold water supply

mains cold water taken from the existing supply

New hot and cold water supply taken from the existing supply to the new bathroom provide thermostatic control mixer taps and showers set at a max of 48 degree c

ensure all pipe work and metal fittings are earth bonded in accordance with current regulations

All electrical work to be carried out by an NICEIC or ECA registered electrician who is qualified to certify / compliance with part P of the building regulations 2002 (electrical installations)

ELECTRICS
Provide low energy light bulbs with lamp holders in at least three habitable rooms.

HEATING AND HOT WATER
Provide class three appliance Combi (direct feed) oil burning free standing condensing boiler complying with BS1181 the boiler to be ducted to the external air via a fan assisted balance flue the room is to be adequately vented.

The boiler is also to have a min SEDBUK value of 86 percent.
All radiators are to be provided with thermostatic valves and the heating system is to be thermostatic controlled.

All materials and workmanship to be in accordance with Building regulations 7 BS8000 and all relevant British Standards and Codes of practise including to comply with CDM regulations

On completion leave the site clean and tidy free from all builders rubble and redundant materials. All details dimensions to be verified and agreed prior to ordering and construction of materials.

this drawing to be read in conjunction with dry no 03/2021/f, 2 and 3

refer to details mechanical engineering and electrical drawings by others
refer to details and specifications by others
refer to truss suppliers for truss design

rev C 20/04/21 First floor plan to the new roof space

rev B 7/04/21 Revised proposed roof pitch to 42 degrees

Replacement of the existing 20 degree dual pitched roof

Replacement of the existing 30 degree duo pitched roof with a new 42 degree duo pitched roof

forming 2no new bedrooms and a bathroom in the attic space

Avalon

Woodbury and Lane: Right Left Movers

Woodhouse Lane Biddulph Moor

Staffordshire Moorlands ST8 7RW

Messrs Mr and Mrs M. Byrne

For a discussion of the literature on the effects of the 1990s on the labor market, see, for example, *Journal of Human Capital* 1(1) (2006).

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